

PORTION 125 (A PORTION OF PORTION 4) OF THE FARM HERMANUS RIVER NO. 542, ARABELLA COUNTRY ESTATE, DIVISION OF CALEDON: APPLICATION FOR DEPARTURE AND DEVIATION FROM ARCHITECTURAL GUIDELINES: PLAN ACTIVE ON BEHALF OF GP & S MURPHY

Notice is hereby given in terms of Section 48, read with Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for a departure applicable to the above property, application is also made in terms of Section 16(2)(l) to deviate from the Arabella Country Estate Architectural Guidelines as follows:

- Relaxation of northern lateral estate building line from 2m to 1,57m to accommodate a portion of existing bedroom;
- Relaxation of northern lateral estate building line from 2m to 1,54m to accommodate existing store room and double garage;
- Relaxation of northern lateral estate building line from 2m to 0m to accommodate existing golf cart storage / garage;
- Relaxation of estate street building line from 3m to 0m to accommodate existing golf cart storage / garage.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus and at the Kleinmond Library, Fifth Avenue, Kleinmond. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before **27 August 2021**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Ms. H van der Stoep** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

GEDEELTE 125 ('N GEDEELTE VAN GEDEELTE 4) VAN DIE PLAAS HERMANUS RIVER NR. 542, ARABELLA COUNTRY ESTATE, GEDEELTE CALEDON: AANSOEK OM AFWYKING EN AFWYKING VAN DIE ARGITEKTONIESE RIGLYNE: PLAN ACTIVE NAMENS GP & S MURPHY

Kennis word hiermee gegee ingevolge Artikel 48, saamgelees met Artikel 16(2)(b) van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek ontvang is van toepassing op bogenoemde eiendom, aansoek is ook ontvang ingevolge Artikel 16(2)(l) om af te wyk vanaf die Arabella Country Estate argitektoniese riglyne, soos volg:

- Oorskryding van die landgoed se noordelike syboullyn vanaf 2m na 1,57m om 'n gedeelte van die bestaande slaapkamer te akkommodeer;
- Oorskryding van die landgoed se noordelike syboullyn vanaf 2m na 1,54m om 'n bestaande stookkamer en dubbel motorhuis te akkommodeer;
- Oorskryding van die landgoed se noordelike syboullyn vanaf 2m na 0m om 'n bestaande gholfkar stoor / motorhuis te akkommodeer;
- Oorskryding van die landgoed se straatboullyn vanaf 3m na 0m om 'n bestaande gholfkar stoor / motorhuis te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by die Kleinmond Biblioteek, Vyfdelaan, Kleinmond. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) voor of op **27 Augustus 2021**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Me. H van der Stoep** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

INXALENYE 125 (INXALEYE YENXALENYE 4) YEFAMA EBIZWA I-HERMANUS RIVER NOMBOLO 542, E-ARABELLA COUNTRY ESTATE: ISICELO SOKUPHAMBUKA KUNYE NOKUSUKA KWIZIKHOKELO ZOBUNGALI: NGABAKWA-PLAN ACTIVE EGAMENI LIKA-GP & S MURPHY

Kukhutshwe isaziso esimayela nemiba yeSolotyama lama-48, efundwa neSolotyama le-16(2)(b) loMthetho kaMasipala olungisiweyo ongoCwangciso lokusetyenziswa koMhlaba kaMasipala, ku-2020, ukuba isicelo sifunyenwe sokuphambuka esimayela neSiza esingentla, esinye isicelo sifunyenwe ngokweCandelo le-(16)(2)(l) sokusuka kwizikhokelo zobungali bakwa- Arabella Country Estate.

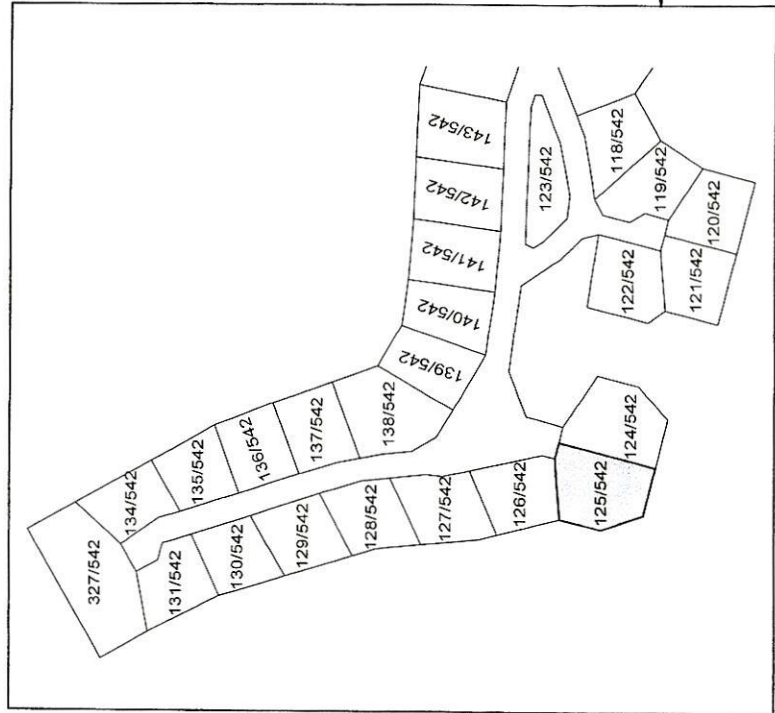
- Ukunyenya umgca wesakhiwo osecaleni kumantla ukusuka ku-2m ukuya ku-1,57m ukulungiselela inxalenye yegumbi lokulala esele likhona;
- Ukunyenya umgca wesakhiwo osecaleni kumantla ukusuka ku-2m ukuya ku-1,54m ukulungiselela igumbi lokugcina eselikhona kunye ne-garaji engena iimoto ezimbini;
- Ukunyenya umgca wesakhiwo osecaleni kumantla ukusuka ku-2m ukuya ku-0m ukulungiselela indawo yokugcina inqwelo yegalufa esele ikhona kunye ne-garaji;
- Ukunyenya umgca wesakhiwo okwisitalato ukusuka ku-3m ukuya ku-0m ukulungiselela indawo yokugcina inqwelo yegalufa esele ikhona kunye ne-garaji.

linkcukacha ezimayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini phakathi kwentsimbi ye8:00 neye16:30 kwiSebe: uCwangciso lweDolophu, Paterson Street, e-Hermanus kunye nakwiThala leNcwadi e-Kleinmond, Fifth Avenue, Kleinmond. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zeSolotyama lama-51 nelama-52 Omthethwana ochazwe ngentla kwaMasipala (16 Paterson Street, e-Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi **komhla wama-27 kuAgasti ka2021**, uchaze igama lakho, idilesi, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingabuzwa ku**Mcwangcisi Omkhulu weDolophu, Nkszn. H. van der Stoep** ku-028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angahambela kwiSebe loCwangciso apho igosa likaMasipala liza kumnceda ukufaka izimvo zakhe ngokusemthethweni.

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Scale: NTS

Drawing Nr: arabella542-125i.dwg

Date: SEPTEMBER 2019

Plan Description:

LOCALITY MAP

Property Description:

PORTION 125 OF THE FARM HERMANUS RIVER NO. 542

All distances approximate and subject to survey.

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Stads- en Streeksbeplanners
Town & Regional Planners



**PROPOSED DEPARTURE & DEVIATION FROM THE
ARABELLA COUNTRY ESTATE ARCHITECTURAL
GUIDELINES**

**PORTION 125 OF THE FARM HERMANUS RIVER NO.
542 (ARABELLA COUNTRY ESTATE)**

DIVISION: CALEDON

OVERSTRAND MUNICIPALITY

**MOTIVATION REPORT – Revision 1
(May 2021)**

1. BACKGROUND

Plan Active Town & Regional Planners has been appointed by G.P. and S. Murphy, the joint owners of Portion 125 of the farm Hermanus River No. 542 (also referred to as erf 125 Arabella), to apply for the departure and deviation from the Arabella Country Estate Architectural Guidelines on their behalf.

Building plans compiled by Die Ontwerp Ateljee were approved for the subject property on 1 June 2018 (refer to a copy of the approved building plans with reference no. 34810). During construction certain site and services constraints that could compromise existing structures became evident since the subject property is very steep. As a result, the construction of the As Built dwelling, garage and store room were moved slightly into the northern lateral estate and scheme regulations' building line (but still constructed as per the approved building plan as far as the layout of the structures is concerned). In addition, our clients extended two of the retainer walls and almost fully below ground level constructed a flat concrete roof to use the retainer walls to their advantage. The aforementioned structure became a new golf cart storage / garage to replace the position of the approved golf cart storage / garage as it proved to be impractical due to the slope of the driveway. The golf cart storage / garage encroaches both the estate and scheme regulations' northern lateral and street building lines. There was an existing parking bay situated

in front of the golf cart storage, that our client removed in line with the Home Owners Association's partial consent.

This application intends to address the following As Built unauthorised structures that encroach the Arabella Country Estate Architectural building lines Guidelines' (dated 23 March 2018):

- The relaxation of the northern lateral estate building line from 2m to 1,57m to accommodate a portion of the existing As Built dwelling (bedroom);
- The relaxation of the northern lateral estate building line from 2m to 1,54m to accommodate the existing As Built storeroom and double garage;
- The relaxation of the following building lines to accommodate the existing As Built golf cart storage / garage:
 - The northern lateral estate building line from 2m to 0m;
 - The estate street building line from 3m to 0m.

In addition, the aforementioned architectural guidelines stipulate that garages and carports that exceed the 2m building line must have flat roofs and can only be built up to 800mm from the side boundary. The guidelines also discourage mono-pitched roofs. The architectural guidelines also allow for only one double garage for each property. Two double garages and a golf cart storage were already approved for the subject property in the past. One of the As Built double garages and the As Built golf cart storage were however constructed within the northern lateral estate building line. A low boundary wall was also constructed on the golf course side due to dangerous snakes continuously entering the premises from this side. It is therefore proposed to deviate from the following architectural guideline development rules that read as follow:

3.6.2. SIDE BOUNDARY / GARAGES AND CARPORTS

*A Building line of 2m may be exceeded by garages and **carports with flat roofs** (see also 4.2.2 below) built up to 800 mm from the side boundary with a total wall length not exceeding 8m and height not exceeding 3.0 m measured from finished floor level to the highest point. Floor level not higher than 300mm above natural ground level. Carports may be built on the boundary. No window or door opening allowed in walls nearer than 1 metre from any boundary. (see also 4.9.3)*

4.2.1 PITCHED ROOFS

*Roof material must be a natural slate colour to be approved by the HOA. No other materials shall be allowed. **Mono-pitched roofs with full height side and gable walls are discouraged** and require clerestorey glazing if utilized.*

4.9.3 CARPORTS

***Carports must have a flat-pitched translucent roof that is hidden behind a timber fascia.** Supports must either be in big timber sections or brick columns. The sides may be trellised and planted with creepers. Patented prefabricated carport systems may not be used. Carports may be painted in matching house colours provided it is attached to the house. See 4.8.3*

4.9.2 GARAGES

A maximum of one double garage may be built per erf. Garage doors must be in natural timber.

4.12 BOUNDARY WALLS AND FENCES

No wall or timber fences are permitted on the golf course boundary.

The above-mentioned As Built structures also encroach the Overstrand Land Use Scheme's regulations' (2020) building lines for Residential Zone 1: Single Residential properties. An application is submitted for a departure to:

- Deviate from the northern lateral building line from 2m to 1,57m to accommodate the existing As Built dwelling (bedroom);
- Deviate from the northern lateral building line from 2m to 1,54m to accommodate the existing As Built storeroom and double garage;
- Deviate from the northern lateral building line from 2m to 0m to accommodate the existing As Built golf cart storage / garage;
- Deviate from the street building line from 4m to 0m to accommodate the existing As Built golf cart storage / garage.

2. APPLICATION DETAILS

Application is made in terms of:

- Chapter 4, Section 16(2)(b) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, for the departure (building lines) of Portion 125 of the farm Hermanus River No. 542;

- Chapter 4, Section 16(2)(l) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, for the permission required in terms of the zoning scheme to deviate from the Arabella Country Estate Architectural Guidelines.

3. NEED AND DESIRABILITY

3.1 PROPERTY DESCRIPTION

Portion 125 of the farm Hermanus River No. 542 is situated in the south south-western part of the Arabella Country Estate. Refer to the locality plan attached.

Portion 125 of the farm Hermanus River No. 542 is 1032m² in extent and is held by title deed no. T46790/2010.

The subject property has a steep slope and is characterized by residential structures (double storey dwelling; two double garages, a storeroom, a golf cart storage / garage) and a garden area. The existing approved structures have a footprint of 464,345m² in extent.

The subject property overlooks the Arabella Golf Course to the south and west and the Botrivier Lagoon to the south of the property.

3.2 ZONING

Portion 125 of the farm Hermanus River No. 542 has the following land use rights:

| ERF NUMBER | ZONING |
|--|--|
| Portion 125 of farm Hermanus River No. 542 | Residential Zone 1: Single Residential |

Surrounding properties are zoned for single residential, private road, private open space and agricultural purposes.

3.3 LAND USE

There is an existing double storey dwelling, two double garages, a storeroom, a golf cart storage / garage and a garden area situated on the subject property.

Land uses that surround the subject property are single residential dwellings, private open spaces, private roads, a golf course, recreational uses (such as the hotel and spa in the estate) and farms.

3.4 THE POTENTIAL OF THE PROPERTY

The zoning and land use of the subject property will remain unchanged. The location of the subject property within a single residential area allows the property to be developed (in future) for low impact land uses only. The proposed departure will not hinder any future land use applications on Portion 125 of the farm Hermanus River No. 542.

The subject property has the potential and allows for the deviations being applied for since the zoning scheme regulations' general encroachment provisions allows for the positioning of outbuildings in lateral and street building lines subject to the conditions specified, and the following factors confirm the potential of the property to accommodate the proposed lateral and street building line deviations:

- Good quality materials were used in line with the requirements of the architectural guidelines.
- Building plans were approved on 1 June 2018. The construction of a portion of the dwelling (bedroom), garage and store room were moved slightly into the northern lateral estate and scheme regulations' building lines due to certain site constraints (but still constructed as per the approved building plan as far as the layout of the structures are concerned).
- A golf cart storage / garage was also approved on 1 June 2018 but at a different position on the site. Due to excavation work during construction, the

approved position for the golf cart garage was not executable and thus the position of the proposed golf cart storage / garage was moved, and it was positioned within the northern lateral and street building lines. The existence of the golf cart storage (and thus a total of five parking bays / garages) was therefore already favourably considered in the past.

- The golf cart storage is within the maximum permissible height for outbuildings / garages on the 0m building line. The brick wall / retainer wall is $\pm 1\text{m}$ above the upper platform. The golf cart storage is 1,73m at the highest point above natural ground level and 1,65m at the lowest point above natural ground level) and thus the visual impact on the estate is minimal.
- The architectural style of the double garage and storeroom match the architectural style of the main dwelling.
- The existing As Built structures have a low impact on the streetscape and neighbouring properties due to the steep slope of the subject property (refer to the north and east elevation of the site).
- The impact on the adjacent properties is minimal since the window placements visible from the neighbouring property where the northern lateral building line is encroached are as per the size, shape and placement of the approved building plan. No windows are placed closer than 1m from any erf boundary.
- No windows were placed in the golf cart storage / garage facing the neighbours or the street.
- Both the neighbours gave their consent for the proposed building line deviations and golf cart storage / garage.
- The boundary wall on the golf course side is a mere 950mm high. The property is therefore still "open" towards the golf course side.
- The parking bay in front of the house was removed and covered with a slate roof to meet the Home Owners Associations' requirements.
- The golf cart garage was altered to resemble a carport instead of a garage to keep the impact on the adjacent properties to a minimum.
- The As Built roof on the golf course side has to be cut back as determined by the roof survey undertaken by Van Dyk Land Surveyors. The section of the As Built roof facing the golf course does not comply with the 40° angle. The

drawings reflect the roof and how it needs to be corrected / altered in order to comply. Hence no departure is required to accommodate the main roof.

3.5 PROPOSAL

The following is proposed:

- The departure of Portion 125 of the farm Hermanus River No. 542 in terms of Chapter 4, Section 16(2)(b) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, to:
 - Deviate from the northern lateral building line from 2m to 1,57m to accommodate the existing As Built dwelling (bedroom);
 - Deviate from the northern lateral building line from 2m to 1,54m to accommodate the existing As Built storeroom and double garage;
 - Deviate from the northern lateral building line from 2m to 0m to accommodate the existing As Built golf cart storage / garage;
 - Deviate from the street building line from 4m to 0m to accommodate the existing As Built golf cart storage / garage.
- Chapter 4, Section 16(2)(l) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, for the permission required in terms of the zoning scheme to deviate from the Arabella Country Estate Architectural Guidelines as follows:
 - The relaxation of the northern lateral estate building line from 2m to 1,57m to accommodate the existing As Built dwelling (bedroom);
 - The relaxation of the northern lateral estate building line from 2m to 1,54m to accommodate the existing As Built storeroom and double garage;
 - The relaxation of the following building lines to accommodate the existing As Built golf cart storage / garage:
 - The northern lateral estate building line from 2m to 0m;
 - The estate street building line from 3m to 0m.

- To deviate from the architectural guidelines', paragraphs 3.6.2, 4.2.1 and 4.9.3 to keep the As Built mono-pitched roof for the golf cart storage / garage (altered to resemble a carport);
- To deviate from the architectural guidelines', paragraph 4.9.2 that only permits one double garage per erf to allow the owners to keep the As Built two double garages and golf cart storage / garage (of which one double garage and the golf cart storage encroach the building lines).
- To deviate from the architectural guidelines', paragraph 4.12 that does not allow any walls or timber fences on the golf course boundary side.

The potential of the subject property is discussed in detail in *Section 3.4 Potential of the property*.

Building plans compiled by Die Ontwerp Ateljee were approved for the subject property on 1 June 2018 (refer to a copy of the approved building plans with reference no. 34810). During construction certain site and services constraints that could compromise existing structures became evident since the subject property is very steep (see full explanation below). As a result, the construction of the As Built dwelling, garage and store room were moved slightly into the northern lateral estate and scheme regulations' building lines (but mostly still constructed as per the approved building plan as far as the layout of the structures are concerned).

During construction the property owners found the roof design to be of great concern as all the rainwater would have to run towards the middle of the building and from there be drained from the site. Although the approved design of the dwelling looked great and worked on paper, the builder explained that this could potentially become a problem. Engelbrecht & Scorgie Architects were appointed to redesign.

While construction of the dwelling was in progress as per the approved building plan the site engineer at Arabella pointed out that with the steps and current plan our clients would create a safety and damage concern to their neighbour's wall and house substructure as well as the home owners' road, sewerage pipe under Portion 125 of the farm Hermanus River No. 542, the Home Owners Association's (HOA's) water pipes, firefighting water supply, the fibre structure, stormwater infrastructure,

Telkom's infrastructure, etc. The site engineer (who was also a HOA representative) advised our client at various meetings on site and in his office. He indicated that our client must refrain from digging levels at that area as it would compromise these structures. Our client agreed to the latter. The site engineer and our client discussed in detail what could be done to retain the infrastructure and levels.

Since the subject property is very steep the property owners agreed to build six walls as retaining structures – two of them were uplifted and all the others were mostly below ground level. The latter was done in agreement with their neighbour (erf 126 Arabella) as well as the representative of the HOA who clearly indicated and advised that it is a common practise to update the plans as an "As Built Plan" afterwards. Once the aforementioned was done (and since the subject property is on a golf estate) our clients decided to extend the two retainer walls and just extending above ground level constructed a mono-pitched roof and use the agreed retainer walls to their advantage. The aforementioned structure became a new golf cart storage / garage to replace the approved golf cart storage / garage position as the approved position proved to be impractical during construction due to the slope of the driveway.

Before submitting this land use application, the set of As Built plans were presented to the HOA for approval. This came after all structures have been built on site (as agreed with the HOA representative / Arabella site engineer). Now, after continuously consulting with the Arabella site engineer during construction, the Home Owner's Association does not approve the golf cart storage / garage. The parking bay that was partially in the road reserve was removed in line with the HOA's partial approval. The low wall on the golf course boundary side is also not approved by the HOA. Refer to the HOA's partial consent (sent via the consultants – GAPP Architects) dated 21 October 2019 attached.

To accommodate some of the comments from the HOA, the parking bay positioned partially in the road reserve was removed and the structure was covered with a slate roof. The golf cart parking / garage was also altered. Although it still does not meet the definition of a carport in terms of the architectural guidelines, it now at least resembles a carport.

LB Vorster Attorneys were appointed to investigate what the position of the Constitution of Arabella is with regards to deviating from the constitution. LB Vorster Attorneys indicated the following:

- *In terms of clause 19.1 of the Home Owners Association, no building or structure maybe be erected on any Erf and the external appearance of any existing or future structure may not be changed, unless the architectural design plans and specifications of such building or structure have been approved in writing by the association or an architect nominated by it. The purpose of this clause is to ensure uniformity in appearance and building standards when properties are improved or erected.*
- *This means that the applicant would have to submit a copy of its application and plans to the Home Owners Association for approval. It must be borne in mind that the architectural guidelines are intended to be exactly that, namely guidelines and not exact regulations from which no deviation will be allowed. Nowhere in the guidelines is mandatory language used e.g. "building lines shall be 3m"*
- *In clause 1.3 of the guidelines the Home Owners Association has the right to make minor adjustments and amendments to the design standards as incorporated in the guidelines.*
- *In their opinion the Home Owners Association has a discretion in terms of clause 19.1 of the Constitution to approve a building plan despite the fact that the building plan contains minor deviations from the guidelines. If it were the intention of the guidelines that no deviations were allowed, the guidelines would have made specific exclusions to the effect that the building lines and content of the guidelines are mandatory and may not be relaxed. This view is enforced by the use of the word "Generally" in clause 3.6 of the guidelines which word indicates that the building lines are not cast in stone and only substantial compliance with building lines are required. In view of the fact that a discretion is granted to the Home Owners Association when considering applications the Municipality cannot question the merits of the discretion.*

We include an affidavit (email dated 7 June 2019) from the property owners as confirmation that they did not merely construct structures as they pleased on site, but that the changes to the approved building plans were made due to site constraints and in continuous consultation with the site engineer / HOA representative. In the light of the partial consent from the HOA and the alterations undertaken to meet the HOA's requests, we request that the municipality consider the deviations based on the desirability thereof in terms of the desirability criteria stipulated in the Land Use Planning Bylaw. We are of the opinion that the architectural guidelines are exactly that – guidelines, and that you are in a position to approve all the As Built structures on the premises in terms of the Bylaw. The proposed application was discussed at a pre-submission meeting with Mrs Hanneen van der Stoep on 10 September 2019. Mrs van der Stoep also visited the site in February 2020. She considered the

application to be merely procedural (i.e. low impact) – subject to the HOA's and neighbours' consent.

This application intends to address the following As Built structures that encroach the Arabella Country Estate Architectural building lines Guidelines' (dated 23 March 2018):

- The relaxation of the northern lateral estate building line from 2m to 1,57m to accommodate the existing As Built dwelling (bedroom);
- The relaxation of the northern lateral estate building line from 2m to 1,54m to accommodate the existing As Built storage room and double garage;
- The relaxation of the following building lines to accommodate the existing As Built golf cart storage / garage:
 - The northern lateral estate building line from 2m to 0m;
 - The estate street building line from 3m to 0m.

In addition, the aforementioned architectural guidelines stipulate that garages and carports that exceed the 2m building line must have flat roofs and can only be built up to 800mm from the side boundary. The guidelines also discourage mono-pitched roofs. The architectural guidelines also allow for only one double garage for each property. Two double garages and a golf cart storage were already approved for the subject property in the past. One of the As Built double garages and the As Built golf cart storage were however constructed within the northern lateral estate building line. The retaining wall was also used to upgrade an existing off-street parking bay in front of the dwelling (adjacent to the golf cart storage) in agreement with the estate (Arabella's site engineer) at the time of construction. A low boundary wall was also constructed on the golf course side due to dangerous snakes continuously entering the premises from this side. It is therefore proposed to deviate from the following architectural guideline development rules that read as follow:

3.6.2. SIDE BOUNDARY / GARAGES AND CARPORTS

A Building line of 2m may be exceeded by garages and carports with flat roofs (see also 4.2.2 below) built up to 800 mm from the side boundary with a total wall length not exceeding 8m and height not exceeding 3.0 m measured from finished floor level to the highest point. Floor level not higher than 300mm above natural ground level. Carports may be built on the boundary. No window or door opening allowed in walls nearer than 1 metre from any boundary. (see also 4.9.3)

4.2.1 PITCHED ROOFS

*Roof material must be a natural slate colour to be approved by the HOA. No other materials shall be allowed. **Mono-pitched roofs with full height side and gable walls are discouraged** and require clerestorey glazing if utilized.*

4.9.3 CARPORTS

Carports must have a flat-pitched translucent roof that is hidden behind a timber fascia. Supports must either be in big timber sections or brick columns. The sides may be trellised and planted with creepers. Patented prefabricated carport systems may not be used. Carports may be painted in matching house colours provided it is attached to the house. See 4.8.3

4.9.2 GARAGES

A maximum of one double garage may be built per erf. Garage doors must be in natural timber.

4.12 BOUNDARY WALLS AND FENCES

No wall or timber fences are permitted on the golf course boundary.

The proposed flat roof area ratio was approved by GAPP Architects / the HOA on condition that the walls of the covered patio attached to the house on the south-east corner be opened as indicated on the plan. GAPP Architects / the HOA had no positive or negative response to the golf cart storage / garage proposal, as they turned down the application for the golf cart garage entirely. Details pertaining to the golf cart storage / garage will follow in the paragraphs below.

The above-mentioned As Built structures also encroach the Overstrand Land Use Scheme Regulations' (2020) building lines for Residential Zone 1: Single Residential properties. An application is submitted for a departure to:

- Deviate from the northern lateral building line from 2m to 1,57m to accommodate the existing As Built dwelling (bedroom);
- Deviate from the northern lateral building line from 2m to 1,54m to accommodate the existing As Built storeroom and double garage;
- Deviate from the northern lateral building line from 2m to 0m to accommodate the existing As Built golf cart storage / garage;
- Deviate from the street building line from 4m to 0m to accommodate the existing As Built golf cart storage / garage.

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Refer to the site development plan (inclusive of floor layout plans, a roof plan, elevations and sections) attached.

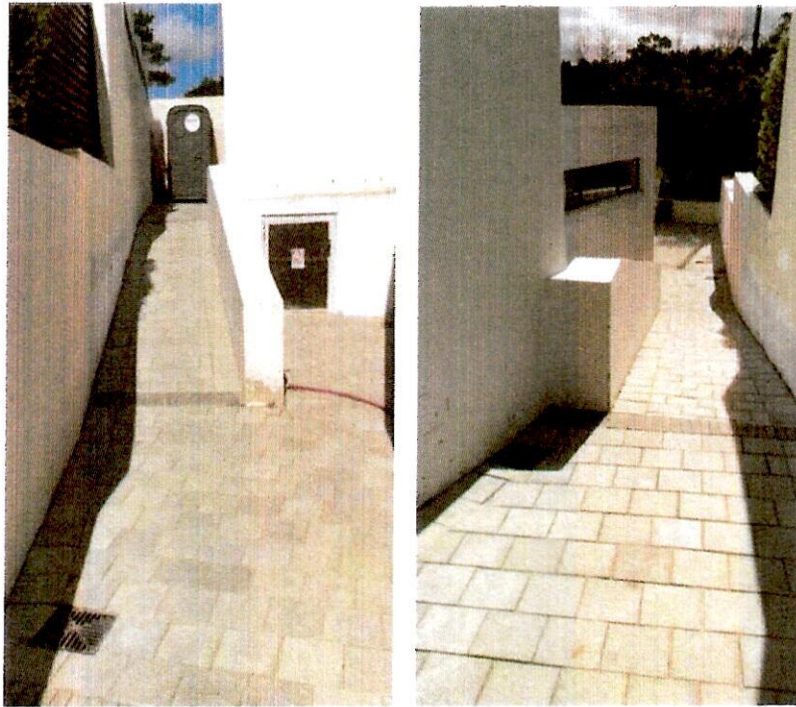
The portion of the existing dwelling that encroaches the respective northern lateral building lines is used as a bedroom. There is one window placed on the side that encroaches the building line as indicated on the north elevation plan.

The double garage that encroaches the respective northern lateral building lines is 41,2m² in extent. There is one window placed on the side that encroaches the building line as indicated on the north elevation plan. The double garage complies with all the requirements for the consideration and approval of an outbuilding within lateral building lines.

The storeroom is 4,077m² in extent and is used for the storage of a geyser. The storeroom complies with all development parameters specified for the consideration of an outbuilding within lateral building lines.

Refer to the photographs below indicating the retaining wall and structures (double garage, storeroom and bedroom) within the northern lateral building line. The pictures below also confirm the steep slope of the property:





The HOA approved of all the above-mentioned encroachments.

Our clients made alterations to the As Built golf cart garage / storage to obtain a favourable comment / consent from the Home Owner's Association. The golf cart storage / garage does not conform to the definition of a carport as defined in the architectural guidelines and the Land Use Scheme. However, the golf cart garage / storage door was removed, and an opening was formed in the one side of the structure and fitted with timber trellis so that the golf cart parking area has some resemblance to a golf cart carport and to minimize the impact of the As Built structure. A mono-pitch roof was added on-top of the structure. The golf cart storage / garage is 12,245m² in extent. There are no windows / openings facing the street. The golf cart storage complies with all development parameters specified for the consideration of an outbuilding (garage) within the lateral and street building lines. The golf cart storage / garage does not take direct access from the road, but access is obtained on site. Thus, the requirement that a garage be set back at least 5m from a road kerb does not apply to this structure. Although the HOA is not in favour of this structure on the 0m northern lateral and street building line, the following should be noted:

- A golf cart storage was approved with the previous building plans, but in a different position. Due to excavations on site and the slope of the subject

property the position of the approved golf cart's accessibility proofed to be problematic. The HOA mentions the number of garages already exceeds the maximum number of garages in terms of the architectural guidelines. However, the proposed As Built plan does not propose more garages than what was already approved (two double garages with a golf cart storage – refer to a copy of the approved building plans). The position of the golf cart storage merely changed. The HOA's argument with regards to the number of garages being exceeded is therefore irrelevant since they already approved two double garages and golf cart storage in the past.

- Golf cart storages (within building lines) have been approved in the estate. Therefore, a precedent has been set and the HOA must be consistent in their approvals.
- The golf cart storage is within the maximum permissible height for outbuildings / garages on the 0m building line. The brick wall / retainer wall is $\pm 1\text{m}$ above the upper platform. The golf cart storage is 1,73m at the highest point above natural ground level 1,65m at the lowest point above natural ground level) and thus the visual impact on the estate is minimal.
- The impact of the mono-type pitched roof of the golf cart garage / storage will be minimal due to the levels of the site and the presence and height of the retainer wall that is visible from the street.
- All efforts were made to ensure that the golf cart storage resembles a carport and is aesthetically pleasing.

It is also noted that the HOA did not approve the built parking bay positioned partially in the road reserve next to the golf cart storage. The parking bay was removed, and the structure was covered with a slate roof to meet the requirements of the HOA.

All the structures meet the height requirements as stipulated in the architectural guidelines and the zoning scheme regulations.

It is proposed to keep the low boundary wall (950mm in height) although the latter is not in line with the architectural guidelines. Snakes are commonly found entering the premises because of the lack of a boundary wall on the golf course side. To keep the impact to a minimum the wall is low and will be clad with natural stone to mitigate the impact. The elevation plans and photograph below clearly indicate the low impact the boundary wall will have.



The proposed As Built plans indicate lower pitched roofs than the architectural guidelines allow for. The HOA approved the flat roof area ratio on condition that the walls of the covered patio attached to the house on the south-east corner be opened as indicated on the plan.

The existing As Built structures do not create an infringement to any passing traffic or public activity. The placement of the windows for the As Built bedroom, storeroom and double garage are as per the approved building plan. No windows or doors were placed closer than 1m from the respective erf boundaries. No windows were placed in the golf cart storage / garage facing the street or the neighbours. It is therefore evident that the existing As Built structures meet the requirements for the consideration of these structures within the respective northern lateral and street building lines and can be favourably considered.

It is noteworthy that the As Built structures are visible from both the street as well as the neighbouring properties. It is however submitted that the massing and height of the sections of the existing structures that encroach the northern lateral and street building lines will remain unchanged. The visual impact on the adjacent property owners and the passers-by will be marginally higher than if construction proceeded as per the approved building plan. The (low) impact of the As Built structures does however have to be considered in the light of the possible damage and safety risk to services

infrastructure and the neighbour's property if the property was to be developed in line with the approved building plan.

The zoning of Portion 125 of the farm Hermanus River No. 542 will remain unchanged (Residential Zone 1: Single Residential).

The total floor area inclusive of the proposed additions is 488,132m². The total coverage of 47,31% does therefore not exceed the maximum allowable coverage of 50% for SR1 zoned properties.

It is submitted that the existing As Built structures are compatible with the character of the area, do not impact negatively on the rights of anyone else and that no good reason exists for not approving this application. Both the neighbouring property owners (erven 124 and 126 Arabella) gave their consent for the proposed departures and deviations to accommodate the As Built structures. The consent letters are attached. It is worth noting that the owner of erf 126 Arabella is also a director of the Arabella Home Owner's Association Board.

When considering the proposed departure and deviation from the architectural guidelines, the point of departure is the need to discourage the phenomenon of urban sprawl and to encourage densification and more compact towns and cities, all of which relates to more responsible resource use or sustainable development.

The proposed application for Portion 125 of the farm Hermanus River No. 542 is not in contrast to the existing land use tendencies in the surrounding environment and we therefore do not foresee any problems with the proposed application.

3.6 ECONOMIC IMPACT

The proposed departure and deviation from the architectural guidelines are to accommodate the existing As Built structures and uses thereof on the subject property only. No new structures or additions are proposed. The proposed departure and deviation from the architectural guidelines will allow the owners to

retain and legalise the existing structures and this will favour the resale of the property in the future and have a positive impact on the adjacent properties.

The approval of the existing As Built structures will save our client the cost of demolishing the structures to comply with the development rules for the Arabella Country Estate. The proposed building line deviations and deviations from the architectural guidelines therefore has a low but positive impact on the local economy.

3.7 SOCIAL IMPACT

The proposed departure and deviation from the architectural guidelines will have no impact on the social status quo of the area. The approval of this application will however allow the owners to keep the existing As Built structures and ensure an aesthetically pleasing and safe finish to their development.

No negative impact on the social wellbeing of the surrounding community is anticipated.

It is submitted that the As Built structures are compatible with the character of the area and does not impact negatively on the rights of anyone else.

3.8 COMPATIBILITY WITH SURROUNDING LAND USES

The subject property is situated in an existing low-density country estate. The application does not propose to change the zoning or land use of the subject property and therefore the proposal is compatible with the surrounding land uses.

The surrounding properties are developed with mostly double storey dwellings and the use of the surrounding properties are for permanent residences and holiday houses. The scale of the As Built structures on Portion 125 of the farm Hermanus River No. 542 merges well with the scale of the surrounding dwellings in the immediate area.

In addition, to accommodate (legalise) the existing As Built structures will contribute towards the value of the subject property and consequently have a positive impact on the area as a whole. It is therefore submitted that the proposed encroachments and deviations are compatible with the character of the area and do not impact negatively on the rights of anyone else.

The HOA gave their partial consent for the proposed land use application and both the owners of the neighbouring properties (Portions 124 and 126) gave their consent for the proposed application to accommodate the As Built structures. The impact of the golf cart storage / garage on the streetscape will be mitigated if required.

Only the As Built bedroom is a habitable structure, but due to the steep slope of the subject property the impact on the neighbouring properties' privacy will be kept to a minimum (refer to the north elevation plan and photographs included in this report). As previously mentioned, no windows or doors are placed 1m or closer to the erf boundary and the window sizes, shapes and placement are the same as per the approved building plan.

3.9 IMPACT ON EXTERNAL ENGINEERING SERVICES

All services on the subject property already exist. The proposed departure and architectural guidelines deviation will have no impact on the scale and usage of the existing available services since no additional loading of the existing civil infrastructure is anticipated.

Additional services (if required) will be provided to the satisfaction of the Overstrand Municipality.

3.10 IMPACT ON SAFETY, HEALTH AND WELLBEING OF SURROUNDING COMMUNITY

The proposed departure and deviation from the architectural guidelines will have no

impact on the general safety and wellbeing of the surrounding community. It is anticipated that one family will continue to occupy the subject property. With the exception of the bedroom situated within the respective northern lateral building line, the existing As Built structures (store room, double garage and golf cart storage / garage) will not be used as a habitable areas and thus the impact on the adjacent properties will be kept to a minimum.

Due consideration should be given to the fact that the As Built construction was done to minimize the safety risk to the adjacent structures and services infrastructure. The As Built structures prove to be the safest option for the site without having a detrimental impact on the aesthetic value or privacy of the estate.

Since the proposed departure and deviation from the architectural guidelines are not associated with a noxious trade with polluting air emissions the impact on the health of the community will be kept to a minimum.

3.11 IMPACT ON HERITAGE

The application does not involve changing the character of a site larger than 5 000m². Consequently, the proposed application for the departure and deviation from the architectural guidelines do not trigger Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).

Portion 125 of the farm Hermanus River No. 542 is not situated within the Heritage Overlay Zone as determined by the Overstrand Heritage Report (2009). The subject property is also not earmarked for heritage conservation purposes with reference to the Overstrand Municipal Growth Management Strategy (2010).

The subject property is not associated with any important persons or groups or important events and activities. The subject property has no association with the history of slavery and is not used for living heritage.

In the light of the above mentioned it is evident that the proposed departure and deviation from the architectural guidelines will not have a negative impact on the heritage value of the Arabella Country Estate.

3.12 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed departure and deviation from the architectural guidelines do not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998).

3.13 TRAFFIC IMPACT, PARKING AND ACCESS

Access to Portion 125 of the farm Hermanus River No. 542 will remain unchanged and will be from the private access road within the estate. No new access points are proposed. The As Built golf cart storage / garage will obtain access from the driveway on site and not directly from the street. Refer to the site development plan indicating the position of the access gate and driveway.

The Overstrand Land Use Scheme (2020) stipulates that a minimum of two parking bays are required for a dwelling house. The architectural guidelines stipulate that at least 3 parking bays should be provided on site for even in the Arabella Country Estate. Provision is made for two double garages and a golf cart storage / garage on Portion 125 of the farm Hermanus River No. 125 - refer to the site development plan. The main dwelling on the subject property therefore complies with the minimum parking requirements for SR1 zoned properties as stipulated in the zoning scheme regulations as well as the architectural guidelines.

The subject property will still be used for single residential purposes only and therefore the impact on the traffic flow in the area will remain unchanged.

3.14 TITLE DEED

Title deed no. T48790/2010 has no restrictive conditions that prohibit the existing As Built structures or the uses thereof. Refer to a copy of the conveyancer's certificate compiled by H.L. van Zyl dated 25 September 2019.

There is no bond registered against Portion 125 of the farm Hermanus River No. 542.

3.15 FORWARD PLANNING AND LAND USE DOCUMENTS

The *Overstrand Spatial Development Framework (2006)* earmarks the area where Portion 125 of the farm Hermanus River No. 542 is situated, for residential purposes. Refer to the Spatial Development Framework Plan (2006) attached. The zoning and use of the subject property will remain unchanged (Residential Zone 1: Single Residential). As a result, the impact of the proposed departure and deviation from the architectural guidelines on the spatial integrity of the area will be minimal and is therefore consistent with the Overstrand SDF (2006).

The proposal will promote land development in a location that is sustainable. The proposed departure and deviation from the architectural guidelines are to an improved erf within an established residential area and will not impact on urban sprawl or upon a sensitive environment.

The impact on the overall density of the Arabella Country Estate will remain unchanged since the proposed application still promotes a low-density rural-residential area.

From the above it is evident that the proposed development **adheres and complies** with the relevant municipal spatial planning policies.

3.16 PLANNING PRINCIPLES

The planning principle of spatial resilience does not apply to this application.

Spatial justice: The proposed land use application ties in with the existing character of the area and will not have a negative impact on the surrounding neighbours. The impact on the biophysical environment will be low as the subject property has been in existence since 1998.

This principle addresses the need to address the past imbalances regarding opportunity. This application is for an erf as per the establishment of the existing Arabella Country Estate and this principle does therefore not apply to this application.

Spatial sustainability: The proposed departure and deviation from the architectural guidelines will have a low impact on the visual elements of the subject property and surroundings since the retaining walls forming the walls of the golf cart storage / garage soften the visual impact of the structure from the street and neighbouring properties. In addition, the As Built bedroom, storeroom and double garage's visual impact are low due to the slope of the subject property. It is submitted that the existing As Built structures are compatible with the character of the area and many examples of similar deviations granted to property owners in the estate exist. It is submitted that the As Built structures will not impact negatively on the rights of anyone else. The impact on the biophysical environment will also be kept to a minimum.

The subject property has the potential and allows for the deviation being applied for since the zoning scheme regulations' general encroachment provisions allow for the positioning of outbuildings in lateral and street building lines subject to the conditions specified. The bedroom (habitable area) and the As Built outbuildings / garages that encroach the respective northern lateral and street building lines can be favourably considered due to factors such as the site constraints during construction of the dwelling (that prohibited the client to develop the bedroom, store room and double garage within the building lines as per the approved building plan), the good quality materials used, no / minimal changes to window placements of the As Built structures that encroach the building lines (and are visible from the neighbouring property) and

the slope of the subject property. All the aforementioned promote the desirability and sustainability of the proposal and allows for the consideration and approval of the proposed deviations without having an adverse impact on the spatial sustainability of the area.

Efficiency: The subject property is easily accessible and conveniently located close to Kleinmond, Hermanus and major routes. The massing and height of the As Built structures that deviate from the respective building lines and the architectural guidelines are in line with the relevant zoning scheme regulations. It proves to be resourceful to approve the As Built structures since it is compatible with the existing built environment and the way the development was done is aesthetically pleasing.

It proves to be efficient to accommodate the existing As Built structures by approving the proposed departure and deviation from the architectural guidelines of Portion 125 of the farm Hermanus Rivier No. 542 instead of demolishing / partially demolishing the existing structures to accommodate the latter elsewhere on the already topographically challenged property.

The proposed departure and deviation from the architectural guidelines prove to be efficient since it discourages the phenomenon of urban sprawl, encourages densification and more compact towns and cities, all of which relates to more responsible resource and infrastructure use and sustainable development. Furthermore, the proposal is efficient in that it optimizes existing resources and infrastructure and continues the existing suburban development typology.

Good administration: Our firm is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant municipality's bylaw and related provincial and national land use planning legislation. All measures will be taken to ensure an efficient and streamlined process within the applicable timeframes as stipulated by the Overstrand Municipality's By-law on Municipal Land Use Planning, 2016.

4. RECOMMENDATION

When this application is evaluated it is important to take note of the following:

- There is an approved building plan indicating the bedroom, storeroom and double garage. Due to site constraints mentioned in this report a portion of the existing As Built dwelling (bedroom), storeroom and double garage now encroach the scheme regulations and architectural guidelines' building lines. It is merely proposed to accommodate the existing structures;
- The original position of the approved golf cart storage / garage proved to be impractical due to the slope of the driveway to obtain access. Since retaining walls had to be constructed anyway, a mono-pitched roof was added, and the position of the golf cart storage / garage was moved to the northern lateral and street boundary;
- Both the immediate neighbouring property owners gave their consent to the proposed land use application;
- All services on the subject property already exist and no additional loading of the existing infrastructure is anticipated;
- The densification status quo of the area will remain unchanged;
- The zoning and land use of the subject property will remain unchanged;
- The deviations from the applicable scheme regulations' building lines and estate building lines are to accommodate the As Built structures only;
- The proposal is compatible with the existing built character of the area;
- Impact on the traffic and services will be kept to a minimum;
- There are no environmental aspects that will negatively impact the application and the application will not have a negative impact on any environmental factors;
- The proposal is compatible with the spatial planning strategies for the area;
- The application is fully compliant with the applicable planning principles described in the LUPA (2014) and SPLUMA (2013).

The application can be supported for your favourable evaluation. The opinion is held that this application will have no negative impact on the land values, privacy, built environment and character of the area.

NOTES:

COVERAGE

| | |
|---------------------------------|--------------|
| EXISTING DWELLING | 101.87 sq ft |
| EXISTING GARAGE | 42.99 sq ft |
| TOTAL EXISTING | 144.86 sq ft |
| NEW ENTRANCE | 4.97 sq ft |
| NEW PORCH | 12.44 sq ft |
| C. NEW SOFT COVERED PATIO | 12.44 sq ft |
| TOTAL ADDITIONAL AREA | 29.85 sq ft |
| NEW TOTAL | 174.71 sq ft |
| COVERAGE ALLOWED | 174.71 sq ft |
| GROUND - FIRST FLOOR AREA/DATIO | 352.30 sq ft |
| GROUND FLOOR | 352.30 sq ft |
| TOTAL | 352.30 sq ft |
| EXISTING HOUSE (BT FLOOR) | 67.83 sq ft |
| EXISTING GARAGE (BT FLOOR) | 12.44 sq ft |
| EXISTING PATIO (BT FLOOR) | 12.44 sq ft |
| TOTAL | 92.71 sq ft |
| NEW HOUSE | 72.00 sq ft |
| NEW GARAGE | 30.71 sq ft |
| NEW PATIO | 30.71 sq ft |
| TOTAL | 133.42 sq ft |
| NEW TOTAL | 226.13 sq ft |

CONCRETE ROOFING

| | |
|-----------------------------|-------------|
| NEW ENTRANCE ROOF | 8.25 sq ft |
| NEW PORCH ROOF | 12.44 sq ft |
| NEW SOFT COVERED PATIO ROOF | 12.44 sq ft |
| TOTAL OF CONCRETE ROOFING | 33.13 sq ft |

CONCRETE ROOFING

CONCRETE ROOFING

DATE



DESCRIPTION

| No. | Description | Date |
|-----|---------------------------------|-------------------|
| 01 | Final House and Garage | 25 June 2018 |
| 02 | Site in concrete and soft walls | 25 June 2018 |
| 03 | MOU, Submittals and Final Walk | 3 September 2018 |
| 04 | Floor submittals | 18 September 2018 |
| 05 | Final Submittals | 27 August 2019 |

The drawings and design are subject to change and must not be reproduced or used in any way without the written consent of the architect.

CLIENT: Gary Murphy
ADDRESS: 125 Spawning Creek, Anaheim, CA 92705
PHONE: 714-551-1100
PROJECT NUMBER: J008
DATE: 21 August 2020
SCALE (SHEET): 1:100
DATE: 21 August 2020
PROJECT NUMBER: J008
DATE: 21 August 2020

NOTES:

1. All work shall conform to the City of Anaheim Building Code, Ordinance 16.00.01, and all other applicable codes and regulations.

2. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Anaheim.

3. The contractor shall be responsible for coordinating with the City of Anaheim for all required inspections.

4. The contractor shall be responsible for providing all necessary submittals and samples for review and approval.

5. The contractor shall be responsible for maintaining accurate records of all construction activities.

6. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved drawings and specifications.

7. The contractor shall be responsible for ensuring that all work is completed in a timely and efficient manner.

8. The contractor shall be responsible for ensuring that all work is completed in a safe and sound manner.

9. The contractor shall be responsible for ensuring that all work is completed in a professional and courteous manner.

10. The contractor shall be responsible for ensuring that all work is completed in a manner that is consistent with the highest quality standards.

FOUNDATION & FLOORING

1. Foundations shall be constructed in accordance with the approved drawings and specifications.

2. Foundations shall be constructed using the specified materials and methods.

3. Foundations shall be constructed in a manner that is consistent with the highest quality standards.

4. Foundations shall be constructed in a manner that is consistent with all applicable codes and regulations.

5. Foundations shall be constructed in a manner that is consistent with all applicable permits and approvals.

6. Foundations shall be constructed in a manner that is consistent with all applicable inspections.

7. Foundations shall be constructed in a manner that is consistent with all applicable submittals and samples.

8. Foundations shall be constructed in a manner that is consistent with all applicable records.

9. Foundations shall be constructed in a manner that is consistent with all applicable drawings and specifications.

10. Foundations shall be constructed in a manner that is consistent with all applicable construction activities.

FLOORING

1. Floors shall be constructed in accordance with the approved drawings and specifications.

2. Floors shall be constructed using the specified materials and methods.

3. Floors shall be constructed in a manner that is consistent with the highest quality standards.

4. Floors shall be constructed in a manner that is consistent with all applicable codes and regulations.

5. Floors shall be constructed in a manner that is consistent with all applicable permits and approvals.

6. Floors shall be constructed in a manner that is consistent with all applicable inspections.

7. Floors shall be constructed in a manner that is consistent with all applicable submittals and samples.

8. Floors shall be constructed in a manner that is consistent with all applicable records.

9. Floors shall be constructed in a manner that is consistent with all applicable drawings and specifications.

10. Floors shall be constructed in a manner that is consistent with all applicable construction activities.

WALLS

1. Walls shall be constructed in accordance with the approved drawings and specifications.

2. Walls shall be constructed using the specified materials and methods.

3. Walls shall be constructed in a manner that is consistent with the highest quality standards.

4. Walls shall be constructed in a manner that is consistent with all applicable codes and regulations.

5. Walls shall be constructed in a manner that is consistent with all applicable permits and approvals.

6. Walls shall be constructed in a manner that is consistent with all applicable inspections.

7. Walls shall be constructed in a manner that is consistent with all applicable submittals and samples.

8. Walls shall be constructed in a manner that is consistent with all applicable records.

9. Walls shall be constructed in a manner that is consistent with all applicable drawings and specifications.

10. Walls shall be constructed in a manner that is consistent with all applicable construction activities.

CEILING

1. Ceilings shall be constructed in accordance with the approved drawings and specifications.

2. Ceilings shall be constructed using the specified materials and methods.

3. Ceilings shall be constructed in a manner that is consistent with the highest quality standards.

4. Ceilings shall be constructed in a manner that is consistent with all applicable codes and regulations.

5. Ceilings shall be constructed in a manner that is consistent with all applicable permits and approvals.

6. Ceilings shall be constructed in a manner that is consistent with all applicable inspections.

7. Ceilings shall be constructed in a manner that is consistent with all applicable submittals and samples.

8. Ceilings shall be constructed in a manner that is consistent with all applicable records.

9. Ceilings shall be constructed in a manner that is consistent with all applicable drawings and specifications.

10. Ceilings shall be constructed in a manner that is consistent with all applicable construction activities.

ROOFING

1. Roofs shall be constructed in accordance with the approved drawings and specifications.

2. Roofs shall be constructed using the specified materials and methods.

3. Roofs shall be constructed in a manner that is consistent with the highest quality standards.

4. Roofs shall be constructed in a manner that is consistent with all applicable codes and regulations.

5. Roofs shall be constructed in a manner that is consistent with all applicable permits and approvals.

6. Roofs shall be constructed in a manner that is consistent with all applicable inspections.

7. Roofs shall be constructed in a manner that is consistent with all applicable submittals and samples.

8. Roofs shall be constructed in a manner that is consistent with all applicable records.

9. Roofs shall be constructed in a manner that is consistent with all applicable drawings and specifications.

10. Roofs shall be constructed in a manner that is consistent with all applicable construction activities.

GENERAL

1. All work shall be completed in accordance with the approved drawings and specifications.

2. All work shall be completed using the specified materials and methods.

3. All work shall be completed in a manner that is consistent with the highest quality standards.

4. All work shall be completed in a manner that is consistent with all applicable codes and regulations.

5. All work shall be completed in a manner that is consistent with all applicable permits and approvals.

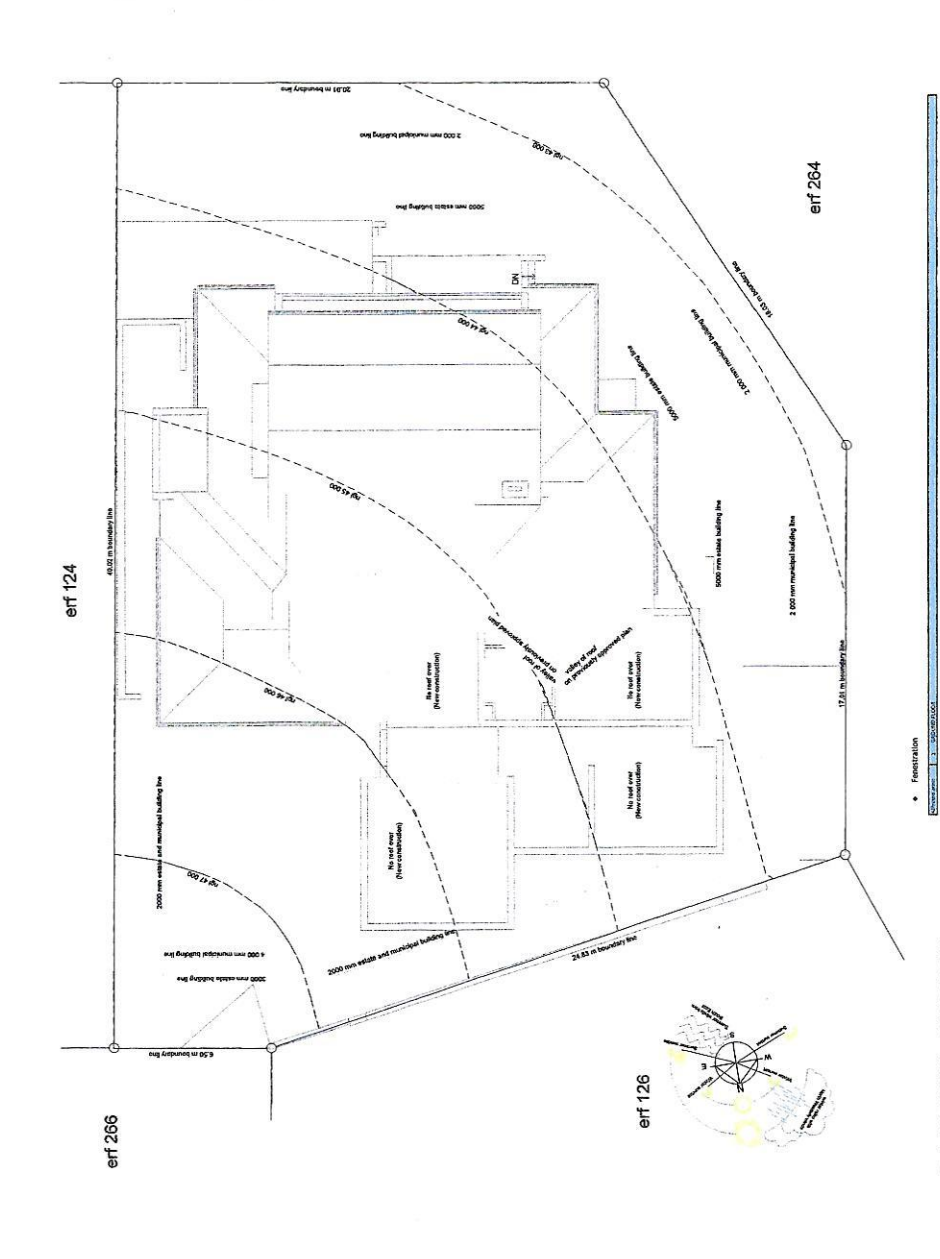
6. All work shall be completed in a manner that is consistent with all applicable inspections.

7. All work shall be completed in a manner that is consistent with all applicable submittals and samples.

8. All work shall be completed in a manner that is consistent with all applicable records.

9. All work shall be completed in a manner that is consistent with all applicable drawings and specifications.

10. All work shall be completed in a manner that is consistent with all applicable construction activities.



ROOF PLAN - EXISTING

Scale: 1:100

Area Calculations:

- Roof area (inclined): 164.884 sq ft
- Roof area (horizontal): 2.541 sq ft
- Total roof of building: 167.425 sq ft
- Area: 1.317%
- Area: 0.000%
- Average roof pitch: 12.125%
- Area: 0.000%
- Area: 0.000%

Notes:

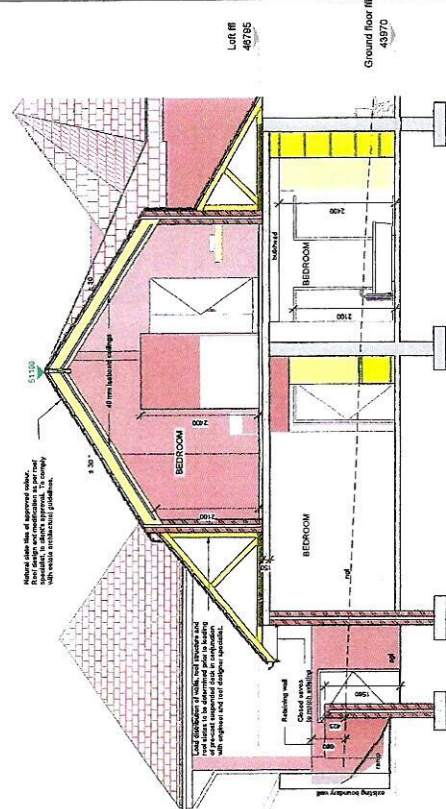
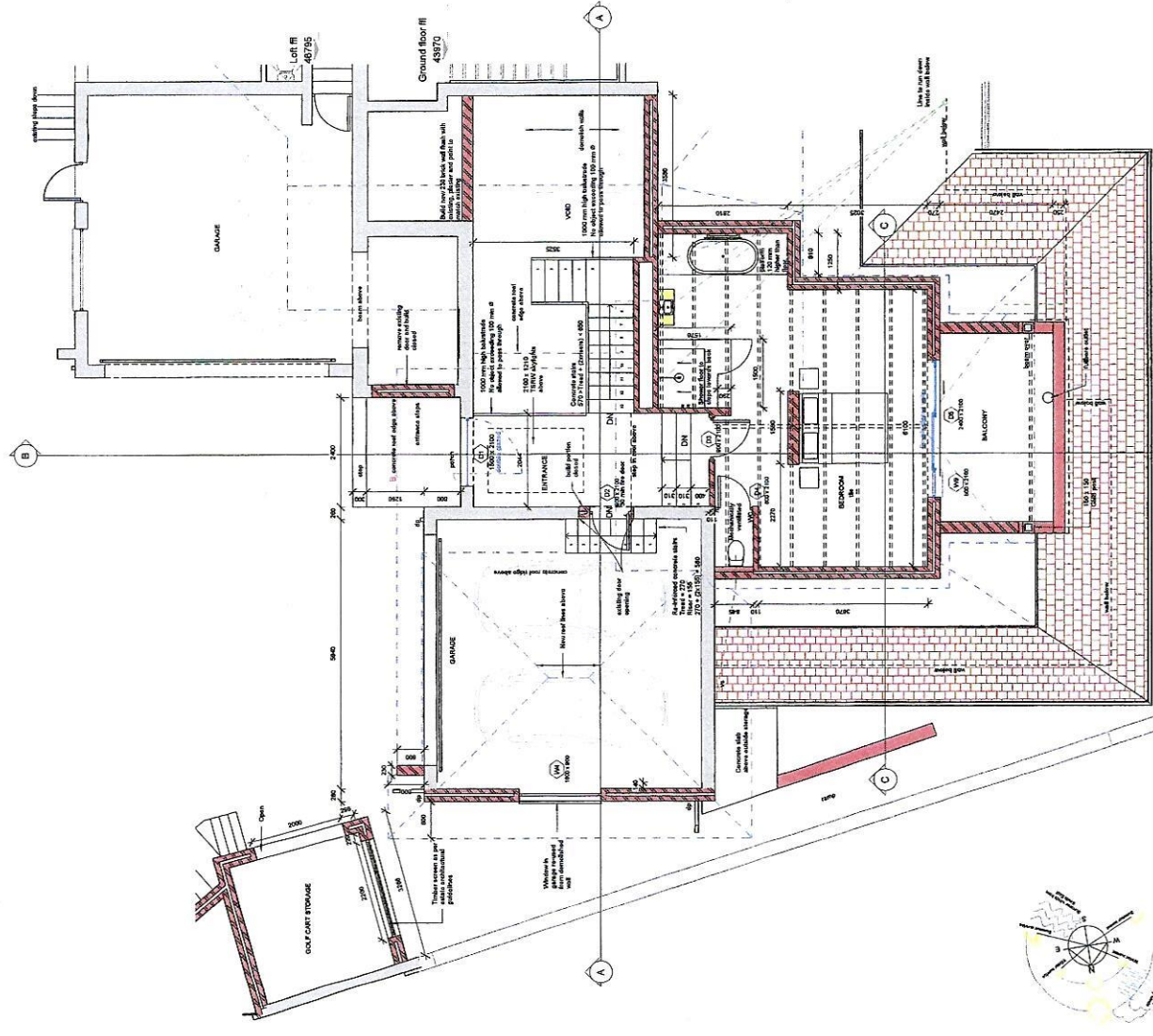
- Check as per manufacturer
- Roofing shall be installed in accordance with the manufacturer's instructions.
- Roofing shall be installed in a manner that is consistent with the highest quality standards.
- Roofing shall be installed in a manner that is consistent with all applicable codes and regulations.
- Roofing shall be installed in a manner that is consistent with all applicable permits and approvals.
- Roofing shall be installed in a manner that is consistent with all applicable inspections.
- Roofing shall be installed in a manner that is consistent with all applicable submittals and samples.
- Roofing shall be installed in a manner that is consistent with all applicable records.
- Roofing shall be installed in a manner that is consistent with all applicable drawings and specifications.
- Roofing shall be installed in a manner that is consistent with all applicable construction activities.

Material Schedule:

| NO. | DESCRIPTION | QUANTITY | UNIT | REMARKS |
|-----|-------------------|----------|-------|---------|
| 1 | Asph/Flt Shingles | 167.425 | SQ FT | |
| 2 | 3/8" Plywood | 167.425 | SQ FT | |
| 3 | 1/2" Gypsum Board | 167.425 | SQ FT | |
| 4 | 2x4 Joists | 167.425 | SQ FT | |
| 5 | 2x6 Rafters | 167.425 | SQ FT | |
| 6 | 2x8 Trusses | 167.425 | SQ FT | |
| 7 | 2x10 Trusses | 167.425 | SQ FT | |
| 8 | 2x12 Trusses | 167.425 | SQ FT | |
| 9 | 2x14 Trusses | 167.425 | SQ FT | |
| 10 | 2x16 Trusses | 167.425 | SQ FT | |
| 11 | 2x18 Trusses | 167.425 | SQ FT | |
| 12 | 2x20 Trusses | 167.425 | SQ FT | |
| 13 | 2x22 Trusses | 167.425 | SQ FT | |
| 14 | 2x24 Trusses | 167.425 | SQ FT | |
| 15 | 2x26 Trusses | 167.425 | SQ FT | |
| 16 | 2x28 Trusses | 167.425 | SQ FT | |
| 17 | 2x30 Trusses | 167.425 | SQ FT | |
| 18 | 2x32 Trusses | 167.425 | SQ FT | |
| 19 | 2x34 Trusses | 167.425 | SQ FT | |
| 20 | 2x36 Trusses | 167.425 | SQ FT | |
| 21 | 2x38 Trusses | 167.425 | SQ FT | |
| 22 | 2x40 Trusses | 167.425 | SQ FT | |
| 23 | 2x42 Trusses | 167.425 | SQ FT | |
| 24 | 2x44 Trusses | 167.425 | SQ FT | |
| 25 | 2x46 Trusses | 167.425 | SQ FT | |
| 26 | 2x48 Trusses | 167.425 | SQ FT | |
| 27 | 2x50 Trusses | 167.425 | SQ FT | |
| 28 | 2x52 Trusses | 167.425 | SQ FT | |
| 29 | 2x54 Trusses | 167.425 | SQ FT | |
| 30 | 2x56 Trusses | 167.425 | SQ FT | |
| 31 | 2x58 Trusses | 167.425 | SQ FT | |
| 32 | 2x60 Trusses | 167.425 | SQ FT | |
| 33 | 2x62 Trusses | 167.425 | SQ FT | |
| 34 | 2x64 Trusses | 167.425 | SQ FT | |
| 35 | 2x66 Trusses | 167.425 | SQ FT | |
| 36 | 2x68 Trusses | 167.425 | SQ FT | |
| 37 | 2x70 Trusses | 167.425 | SQ FT | |
| 38 | 2x72 Trusses | 167.425 | SQ FT | |
| 39 | 2x74 Trusses | 167.425 | SQ FT | |
| 40 | 2x76 Trusses | 167.425 | SQ FT | |
| 41 | 2x78 Trusses | 167.425 | SQ FT | |
| 42 | 2x80 Trusses | 167.425 | SQ FT | |
| 43 | 2x82 Trusses | 167.425 | SQ FT | |
| 44 | 2x84 Trusses | 167.425 | SQ FT | |
| 45 | 2x86 Trusses | 167.425 | SQ FT | |
| 46 | 2x88 Trusses | 167.425 | SQ FT | |
| 47 | 2x90 Trusses | 167.425 | SQ FT | |
| 48 | 2x92 Trusses | 167.425 | SQ FT | |
| 49 | 2x94 Trusses | 167.425 | SQ FT | |
| 50 | 2x96 Trusses | 167.425 | SQ FT | |
| 51 | 2x98 Trusses | 167.425 | SQ FT | |
| 52 | 2x100 Trusses | 167.425 | SQ FT | |

Copies of A/E

COUNCIL SUBMISSION DRAWING



SECTION C-C
1:50

ENGELBRECHT & GEORGE
ARCHITECTURAL DESIGN
42 Koon Rd, Central Ave, PO Box 181, Central Ave, 2011
Tel: 021 238 1001, Fax: 021 238 1002, Email: info@engeltg.co.za
021 238 1001

| No. | Description | Date |
|-----|----------------------------------|-------------------|
| 01 | Final change to technical design | 25 June 2019 |
| 02 | Rev A in concrete and air vents | 29 August 2019 |
| 03 | HQA, Insulation and floor walls | 3 September 2019 |
| 04 | Roof structure | 18 September 2019 |
| 05 | As laid August | 24 August 2020 |

The drawing and design is subject to change and need not be taken as a final drawing. The drawing is for information only and does not constitute a contract. The drawing is for information only and does not constitute a contract. The drawing is for information only and does not constitute a contract.

PROJECT: **HOUSE MURPHY**

CLIENT: **Grey Murphy**

ADDRESS: **155 Manning Close, Morningside**

REF: **54075**

DRAWING NO: **JM&G, A-L&G, Project 54075**

PROJECT NUMBER: **54075**

DATE: **20 August 2020**

SCALE: **(A1)**

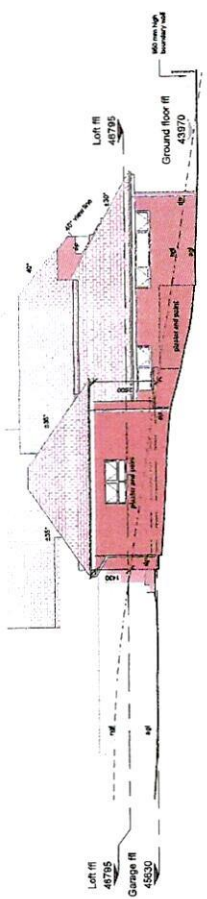
REV: **1:50**

PAGE: **A1 of 1**

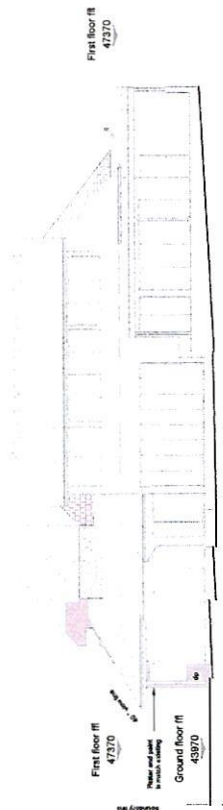
COUNCIL SUBMISSION DRAWING
NOT FOR CONSTRUCTION

ROOF NOTE: The drawing and design is subject to change and need not be taken as a final drawing. The drawing is for information only and does not constitute a contract. The drawing is for information only and does not constitute a contract. The drawing is for information only and does not constitute a contract.

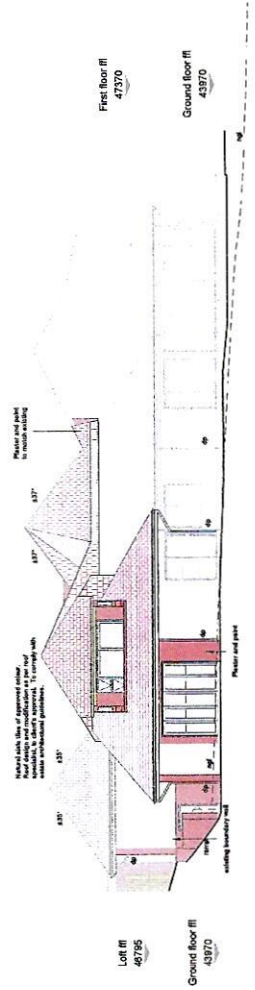
PROPOSED LOFT
BEDROOM
1:50



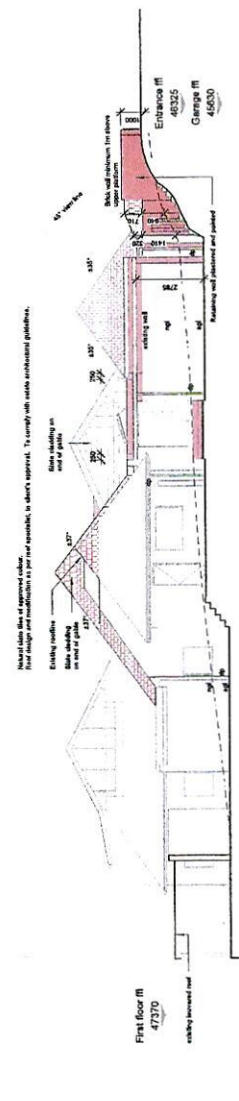
2 1:100
North Elevation



1 1:100
South Elevation



3 1:100
West Elevation



4 1:100
East Elevation

NOTES:
 1. The client is responsible for ensuring that the drawings are used for the intended purpose and that the drawings are not used for any other purpose.
 2. The client is responsible for ensuring that the drawings are not used for any other purpose.
 3. The client is responsible for ensuring that the drawings are not used for any other purpose.
 4. The client is responsible for ensuring that the drawings are not used for any other purpose.
 5. The client is responsible for ensuring that the drawings are not used for any other purpose.

EMERGENCY BOARD
 CONSULTANTS
 18 Green St, Green St, PO Box 101, Green St, NSW 1500
 Phone: 02 9339 2222
 Fax: 02 9339 2222
 Email: info@emboard.com.au

This drawing is subject to the following conditions:
 1. It is not to be used for any other purpose.
 2. It is not to be used for any other purpose.
 3. It is not to be used for any other purpose.
 4. It is not to be used for any other purpose.

| No. | Description | Date |
|-----|-------------------------------|-------------------|
| 01 | Final design for construction | 20 June 2018 |
| 02 | Design for construction | 20 August 2018 |
| 03 | Final design for construction | 3 September 2018 |
| 04 | Final design for construction | 16 September 2018 |
| 05 | Final design for construction | 21 August 2019 |

DRAWN BY: Mattia Smith
 CHECKED BY: Emilee Scahill
 PROJECT: House Murphy
 CLIENT: Gary Murphy
 ADDRESS: 155 Manning Drive, Arndale, NSW 15705
 DRAWING NO: JMBL-A1-01-Project-Plans
 PROJECT NUMBER: 2006
 SCALE (A1): 1:100
 DATE: 21 August 2019

COUNCIL SUBMISSION DRAWING
 NOT FOR CONSTRUCTION

OWNER SIGNATURE: _____ DATE: _____